102.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	628,400 / 628,400
					USE VALUE:	628,400 / 628,400
					ASSESSED:	628,400 / 628,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NASHED BALSAM A & MICHEAL M
Owner 2:	
Owner 3:	
Street 1:	2 AVERY ST UNIT 24A
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02111 Type:

PREVIOUS OWNER

Owner 1:	NASHED MICHAEL -
Owner 2:	-
Street 1:	53 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,983 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 996 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7983.000	166,800		461,600	628,400
Total Card	0.183	166,800		461,600	628,400
Total Parcel	0.183	166,800		461,600	628,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 630.92 | /Parcel: 630.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 66172

GIS Ref

GIS Ref

Insp Date 11/01/18

!8194!

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	166,800	0	7,983.	461,600	628,400	628,400	Year End Roll	12/18/2019
2019	101	FV	151,800	0	7,983.	468,200	620,000	620,000	Year End Roll	1/3/2019
2018	101	FV	151,800	0	7,983.	349,500	501,300	501,300	Year End Roll	12/20/2017
2017	101	FV	151,800	0	7,983.	316,600	468,400	468,400	Year End Roll	1/3/2017
2016	101	FV	151,800	0	7,983.	303,400	455,200	455,200	Year End	1/4/2016
2015	101	FV	151,000	0	7,983.	257,200	408,200	408,200	Year End Roll	12/11/2014
2014	101	FV	151,000	0	7,983.	244,000	395,000	395,000	Year End Roll	12/16/2013
2013	101	FV	151,000	0	7,983.	232,100	383,100	383,100		12/13/2012

PRINT

Date	Time
12/10/20	22:46:25

LAST REV

Date	Time
09/09/19	08:45:34

apro

PAT ACCT. 8194

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NASHED MICHAEL,	60056-519		9/21/2012	Convenience	1	No	No		
NASHED BALSAM A	31387-344		8/9/2000	Family	1	No	No	4	
	13000-655		6/23/1976		40,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2011	490	Redo Kit	27,130					
12/15/1994	667	Manual	1,113					WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2019	Mail Update	JO	Jenny O
11/1/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Measured	372	PATRIOT
10/26/2000	Hearing N/C	201	PATRIOT
5/5/2000	Inspected	197	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
8/16/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7983		Sq. Ft.	Site		0	70.	0.83	5									461,644						461,600	

Total AC/HA: 0.18326 | Total SF/SM: 7983 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 461,644 | Spl Credit | Total: 461,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	241717
Depreciation:	74932
Depreciated Total:	166784

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

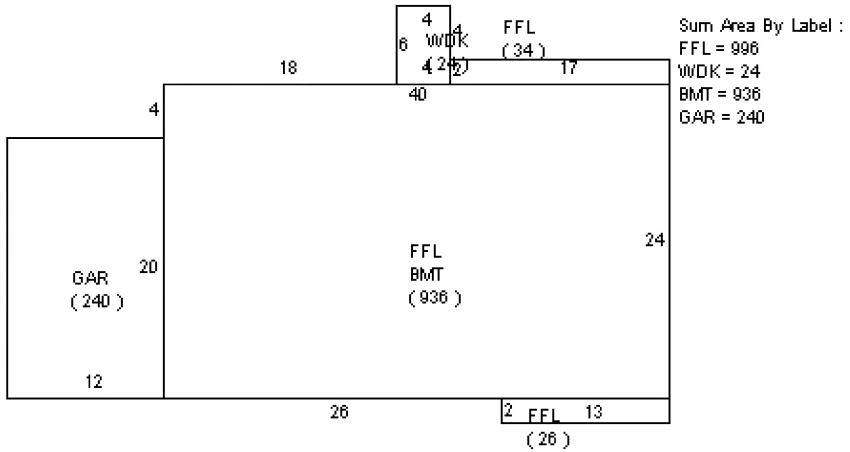
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	75.96
Final Total:	166800	Val/Su SzAd	167.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	996	128.240	127,724
BMT	Basement	936	38.470	36,009
GAR	Garage	240	25.410	6,099
WDK	Deck	24	16.000	384

Net Sketched Area:	2,196			Total:	170,216
Size Ad	996	Gross Are	2196	FinArea	996

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	